

and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interest to place and the holder should place, the said note and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promise to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the First National Bank of South Carolina according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid be the First National Bank of South Carolina, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto The First National Bank of South Carolina, its successors and assigns:

All that certain piece, parcel or tract of land, containing 7.681 acres, situate, lying and being on the Southern side of Bramlett Road (Highway 253) near the City of Greenville, in the County of Greenville, State of South Carolina, being shown and delineated as Parcel "A" on plat of property of C & C Center Properties prepared by Webb Surveying & Mapping Company dated September 9, 1976, revised September 27, 1976 and being described as follows: Beginning at a point 296 feet West of the North-easternmost point of the property, at the right of way of Bramlett Road and running South 60 degrees 57 minutes East for a distance of 150 feet; thence turning and running South 28 degrees 57 minutes West for a distance of 884.31 feet to an iron; thence turning and running North 53 degrees 46 minutes West for a distance of 114 feet; thence running North 52 degrees 34 minutes West for a distance of 40.2 feet; thence running North 47 degrees 20 minutes West for a distance of 117.1 feet; thence running North 65 degrees 31 minutes West for a distance of 54.4 feet; thence running North 53 degrees 51 minutes West for a distance of 34.9 feet to an iron; thence turning and running South 36 degrees 20 minutes West for a distance of 58.7 feet; thence turning and running North 39 degrees 02 minutes West for a distance of 44.8 feet; thence turning and running North 30 degrees 49 minutes West for a distance of 63 feet; thence turning and running South 59 degrees 11 minutes West for a distance of 47 feet; thence turning and running South 36 degrees 20 minutes West for a distance of 150 feet; thence turning and running along the right of way of Pendleton and/or White Horse Road North 57 degrees 15 minutes West for a distance of 68.7 feet to an iron; thence turning and running North 52 degrees 43 minutes East for a distance of 149.1 feet to an iron; thence running North 59 degrees 11 minutes East for a distance of 123.6 feet; thence turning and running North 30 degrees 49 minutes West for a distance of 138.1 feet to the right of way of Bramlett Road; thence turning and running North 59 degrees 11 minutes East for a distance of 831 feet to the point of commencement.